

FORM B – BUILDING

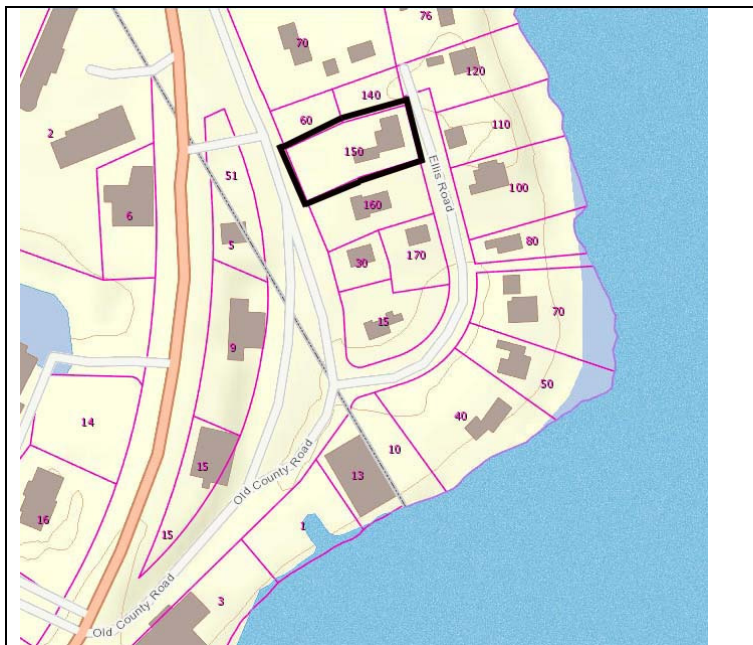
MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Photograph



View from northeast

Locus Map (north at top)



Recorded by: Larson Fisher Associates, Inc. with Kathryn Grover

Organization: Eastham Historical Commission

Date: March 2013

Assessor's Number USGS Quad Area(s) Form Number

22-06

ORLEANS

EAS.595

Town/City: Eastham

Place: (*neighborhood or village*): South Eastham

Address: 150 Ellis Road

Historic Name: William R. & Ada M. Payne Rental House

Uses: Present: single-family residence

Original: single-family residence

Date of Construction: ca. 1950

Source: tax records, deeds, visual analysis

Style/Form: Cape Cod vernacular

Architect/Builder: unknown

Exterior Material:

Foundation: concrete block

Wall/Trim: wood shingles/wood

Roof: asphalt shingles

Outbuildings/Secondary Structures: none

Major Alterations (*with dates*): cross-gabled one-bay addition to south side (c. 1965); porch connection between a detached single stall garage and the c. 1965 addition (c. 1990)

Condition:

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.32 acre

Setting: This property is within a single family residential subdivision, double fronted by Ellis Road on the east and Old State Highway on the west. Commercial properties are located across Old State Highway.

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150 ELLIS ROAD

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☐ Recommended for listing in the National Register of Historic Places.

ARCHITECTURAL DESCRIPTION

This one-story, wood frame dwelling has been expanded and extensively renovated since it was constructed. No definitive construction date could be documented, however, while it is unlikely that it dates to 1900, it is not out of the realm of possibility that it was originally an outbuilding associated with the Captain Heman Smith homestead at 70 Old State Highway and was separated from that property in 1925 (see historical narrative regarding purchase of a tract by Gilbert Ellis, below). If so, it may have been moved prior to being adapted to a cabin use. Another possibility is that it was built in 1929, a date that has been assigned to the neighboring house at 160 Ellis Rd., and which visual analysis of the exterior suggests dates to the mid-20th century. Its siting closer to Ellis Road than its neighbor also supports the idea that it has an earlier construction date.

The original section is the northernmost portion of the present house facing Ellis Rd., which is identifiable on the 1961 resubdivision plan (see below); it has a gable roof, three-bay front facade with center entrance, and an interior chimney. A single-stall garage with front gable roof located the west of the house was also extant at that time and looks to have been built c. 1950. A cross-gabled section was added on the left (south) side of the house sometime after 1961, perhaps c. 1965 when the property was conveyed to a new owner. A taller gabled screened porch, connecting the small garage to the rear of the new section, was likely built after that (date unknown, though shortly after 1990, when the property was again sold, is probable).¹ A shed-roofed oriel that accents the front facade of the south addition is a later embellishment that probably dates to when the porch connection was added as is the sliding glass door on the left (south) side. All portions of the extended dwelling are clad with weathered wood shingles and trimmed in white painted wood. The six-over-six windows that flank the front entrance in the original portion of the house appear to be original, with true divided lights.

HISTORICAL NARRATIVE

Town records list the construction date of the house at 150 Ellis Road as 1900, but it is clear that no houses existed along this road until about 1929. And tax records do not indicate the presence of a house on this parcel until about 1950. The house occupies lot 20 of a twenty-seven lot subdivision platted by Gilbert E. Ellis of Brewster in April 1925. Ellis was a farmer, realtor, and owner of a shore net and pound fishery and was born in Brewster in 1867; his father, Thaddeus, was a fisherman, and his mother, Caroline J. Norway, was born in Spain. Ellis began his career as a store clerk when he was fourteen, if not younger. At the time of his marriage in 1887 he worked as a salesman. The 1900 census shows Ellis as a fisherman; the 1910 census shows him more specifically as a weir fisherman. He was among a declining number of Cape fishermen in what was termed the "shore net and pound fishery," which used large nets attached to a wood framework extending from the shore outward to catch such inshore schooling fish as herring and menhaden; these were sold as bait to the offshore fishing industry, and other species caught in the nets were sold to urban fresh-fish markets after rail lines reached the Cape in the 1870s. In 1914 the town of Brewster granted Ellis a permit to build six fish pounds in its coastal waters, and by 1920 Ellis was one of three Brewster men who ran a pound fishery; he employed seven men, among the most of any of the 43 pound fisheries in the state, and caught \$3100 of fish.²

Once a prosperous industry on Cape Cod, the pound fishery began to decline after World War I, and by 1920 Ellis was probably preparing to leave the industry. The 1920 census shows him as a farmer, and by 1929 he is listed as a realtor. In September 1924 he bought four acres in South Eastham bordered mostly by the state highway, Town Cove, and what was, for a brief time, a canal that connected Town Cove to the river at Boat Meadow on Cape Cod Bay, a distance of less than a mile.³ Ellis acquired the tract from New York City insurance broker Frederick Dorflinger Suydam, whose father, William Farrington Suydam, was an affluent Pennsylvania silk manufacturer and a summer resident of Orleans. The tract was part of the far larger holdings of Captain Heman Smith and his wife Louisiana Crosby Smith, who lived at 70 Old State Highway (EAS.43). In 1881, five years after the Smiths were lost at sea in the wreck of the bark *Burnside*, their children sold the property to their sibling Francis M. Smith (1852-1922), who in 1898 sold it to Somerville carpenter George S. Newcomb, an Orleans native. In 1913 Newcomb's son, George E. Newcomb, sold the four-acre tract to Albert F. Sherman, superintendent of the quarantine station on Gallup's Island in Boston Harbor, and in 1916 Sherman and his wife sold it to Frederick Suydam's mother, Mary Elizabeth Dorflinger Suydam.⁴

¹ Town of Eastham building permit records are unavailable for these early dates. A "floor plan sketch" dated March 29, 1995, depicts the current footprint, but no separate building permit for this was found.

² On the pound fishery, see Matthew McKenzie, *Clearing the Coastline: The Nineteenth-Century Ecological & Cultural Transformation of Cape Cod* (Hanover, NH, and London: University Press of New England, 2010), especially 11-12, 33, 91, 96, 138-39, 164, 172; *Thirty-Sixth Annual Report of the Board of Harbor and Land Commissioners For the Year 1914* (Boston: Wright & Potter, 1915), 100; and "Returns from the Shore Net and Pound Fisheries for the Year 1920," *Annual Report of the Division of Fisheries and Game for the Year Ending November 30, 1920* (Boston: Wright & Potter Printing Co., 1921), 151-58.

³ Alice A. Lowe, comp., *Nauset on Cape Cod: A History of Eastham*, 4th ed. (Eastham, MA: Eastham Historical Society, 1968), 35-36, states that the canal was dug in 1804 through "land following very nearly the boundary line between the towns of Eastham and Orleans" and became known as "Jeremiah's Gutter" where it crossed the property of Jeremiah Smith. A shallow channel, the canal filled quickly, and in 1817 the Eastham and Orleans Canal Proprietors built a wider one, but it was abandoned at some unstated later date.

⁴ William H. Smith, Boston; Mary M. Smith and Nellie J. Smith, all formerly of Eastham, to Francis M. Smith, 1 November 1881, Barnstable County Registry of Deeds (BCD) 148:366; Francis M. Smith, Somerville, to George S. Newcomb, 5 November 1898, BCD 296:12; George S. Newcomb to George E. Newcomb, 28 May 1909, BCD 296:105; George E. Newcomb to Albert F. Sherman, Boston, 6 January 1913, BCD 321:21; Albert F. and Emma L. Sherman to Mary E. Suydam, Montclair NJ, 15 August 1916, BCD 345:440; Frederick D. Suydam, NYC, to Gilbert E. Ellis, East Brewster, 4 September 1924, BCD 409:454.

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By January 1926 Ellis had built a house—what is now 76 Old State Highway—on the northernmost 1.5 acres of the tract, and in that month he sold the tract with its buildings to Roscoe S. Walton, a Maine-born pharmacist turned innkeeper. The Town Assessor's records show Ellis with 2.5 acres and no structures in April 1926. He in fact did not begin to sell any of the house lots in his subdivision until April 1928. In January and April of 1929, Ellis sold lots 1, 2, and 3 to Louis William Reinhardt, who was born in Hanson in 1870 and worked as a last maker and lasting shop foreman in Brockton from the mid-1910s through at least 1940.⁵ Reinhardt built a cottage and garage on lots 2 and 3 (only a garage is extant at 110 Ellis) by 1931 and sold lot 1, apparently undeveloped, to William W. Wallace in June 1929, and by April 1930 the cottage at 120 Ellis Road had been built.⁶ In 1936 he bought lots 19 and 20 in the Ellis subdivision, and these lots were apparently undeveloped in April 1944 when he sold them to Marie L. Hayden of Brockton. Reinhardt's deed to Hayden carried the language Ellis typically included in deeds for undeveloped land—that “no cottage or house is to be built nearer than ten feet to a boundary line of other lots or nearer than twenty feet to a road,” that “modern plumbing” (meaning septic tanks and cesspools) be used, that no dwelling cost less than \$1500, and that only one dwelling be built on the lot except for such “necessary outbuildings” as garages.⁷

Born in New Hampshire in 1892, Marie L. Hayden was the wife of James J. Hayden, a Brockton liquor store proprietor in 1940. James Hayden, born in Roxbury in 1887, had earlier been an actor and a theater manager; in 1913 he was part of the Linday Morison Stock Company of Lynn and received notice in a 1913 issue of *the New York Dramatic Mirror* as “one of the most popular members in the cast” of the play *Get-Rich-Quick Wallingford*.⁸ The 1930 census shows him as a theater manager living in Brockton with his wife Marie and mother-in-law, Swedish immigrant Vicklinda Trask. He was in the liquor business by 1935 and was president of the liquor concern J. J. Hayden Company in 1949.

Neither Marie nor James Hayden appear in Eastham tax records for 1937, and those records combined with deeds indicate that a house was not built at 150 Ellis Road until the two lots were sold to William Rand Payne and his wife Ada in July 1950; that deed contains the same language about future construction on the lot as all prior deeds for it had featured.⁹ Visual analysis of the architectural character of the original section (see Architectural Narrative above) confirms that this is a c. 1950 cabin. By 1954, tax records and deeds document, the Paynes had also bought lots 22-24, immediately west of lots 19 and 20, and had built a cottage and garage on them; the cottage was taxed on a value of \$1600 and the garage at \$150. The Paynes also had a house and boat house at 100 Ellis, which they had acquired in June 1945 (lots 4 and 5) and a cottage and garage at 110 Ellis (lots 3 and part of lot 2). From available records it is not possible to determine where the Paynes lived, though it seems most likely that their home was at 100 Ellis (called a “house” and not a “cottage” in tax records and valued at \$3300 compared to \$2000 for each of the cottages) and that they rented the other two properties.

Born in Orleans in December 1896, William R. Payne was the son of Simeon Paine, a longtime junk dealer in that town, and his wife Mary E. Higgins. By 1930 William Payne was living in the Boston suburb of Quincy and working as a car inspector for the state; his wife Ada Nelson Payne, born in Quincy in 1898, assembled arch supports in a factory. In 1930 the couple lived with her father, Charles W. Nelson, a carpenter who had emigrated from Canada in 1889, and Ada Nelson Payne's married sister Ethel and her husband, Swedish immigrant Karl E. Johnson.

Tax records for 1954 indicate that only one cottage and garage stood on the lots that comprise 150 and 160 Ellis Rd. Based on visual analysis of the exterior of these buildings, it has been determined that this is the earlier of those dwellings and that it could well date to 1929 (see Architectural Narrative, above).

In 1961 the Paynes subdivided their lots in the Ellis subdivision, and in 1965 they sold lots 20, 23, and parts of lots 19 and 24 as a single parcel to George E. and Anne L. Hallett, who owned the property until Anne Hallett died. The executor of her will sold the property in February 1990 to Mark and Alexandra H. Heilala, who appear to have been renting 150 Ellis Road at the time. Alexandra Heilala is the current owner of the property.¹⁰

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Town of Eastham Tax Commitment Books. 1902-57.

⁵ Gilbert E. Ellis to Louis W. Reinhardt, 6 March 1929, BCD 464:327. In 1937 Reinhardt also bought lots 19 and 20 in the Ellis subdivision; see BCD 538:472 and sold the north half of lot 2 to the Wallaces in 1932 (BCD 487:544). “Last” is a wooden or metal form which is shaped like a human foot and over which a shoe is shaped or repaired.

⁶ Louis W. Reinhardt, Brockton, to William W. Wallace, 29 June 1929, BCD 465:393; William W. Wallace to Luella R. Wallace, April 1930, BCD 474:94

⁷ Gilbert E. Ellis to Louis W. Reinhardt, October 1936, BCD 528:472; Reinhardt to Marie L. Hayden, Brockton, 15 April 1944, BCD 612:287.

⁸ “Stock Company News,” *New York Dramatic Mirror*, 26 February 1913, 12.

⁹ Marie L. Hayden, Brockton, to William R. and Ada M. Payne, 14 July 1950, BCD 757:462

¹⁰ “Resubdivision Plan of Land in Eastham, Mass. As Surveyed for William R. Payne et ux,” May 1961, BCD 165:69; William R. and Ada M. Payne to George E. and Anne L. Hallett, 12 August 1965, BCD 1308:1108; First National Bank of Boston and Barbara Kuniholm to Mark and Alexandra A. Heilala, 150 Ellis Road, 26 February 1990, BCD 7075:93; Mark and Alexandra H. Heilala to Alexandra H. Heilala, 21 December 1999, BCD 12743:152.

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MAPS

- Walling, Henry F. *Map of the Counties of Barnstable, Dukes and Nantucket Massachusetts Based upon the Trigonometrical Survey of the State*. New York: D. R. Smith and Co., 1858.
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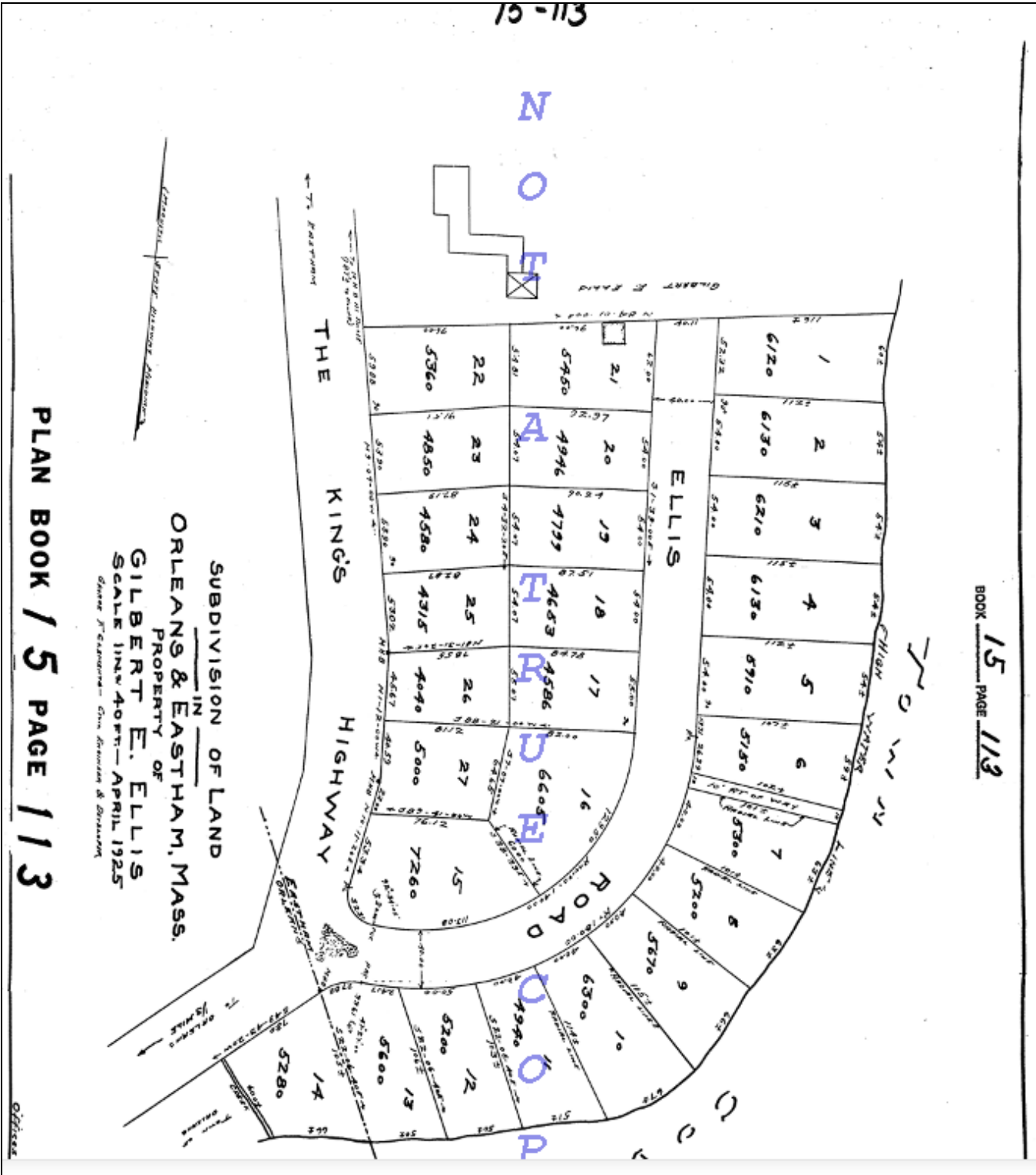
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SUPPLEMENTARY IMAGES



Ellis subdivision plan of 1925 (BCP 15:113): 150 Ellis Road stands on lot 20.

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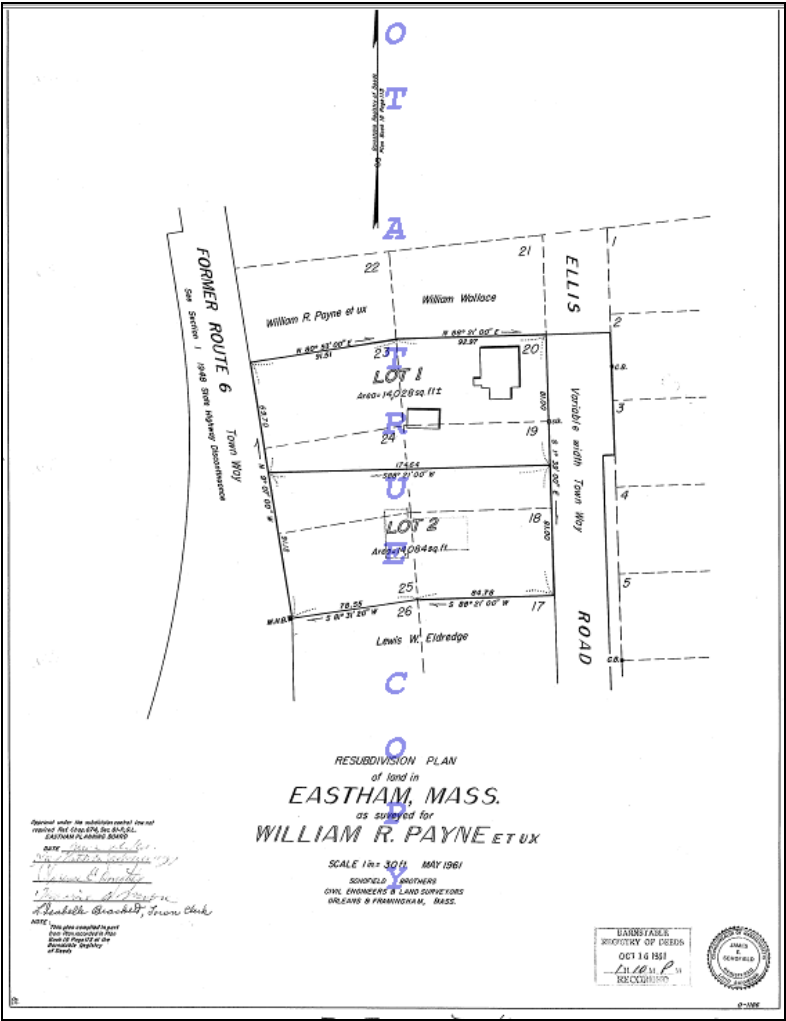
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Payne resubdivision plan of 1961: 150 Ellis Road is shown as the house on Lot 1.

PHOTOGRAPHS

(credit Larson Fisher Associates, 2012-2013 unless otherwise noted)



View from southeast.



View from southwest.